

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF TEXAS
VICTORIA DIVISION**

In re:	§
	§ Chapter 7
Scott Vincent Van Dyke	§
	§ Case No. 21-60052
Debtor.	§ Christopher M. Lopez

DEBTOR'S STATUS REPORT OF SALE ON HOME

To the Honorable Christopher M. Lopez:

Scott Van Dyke (the "Debtor") hereby files his *Status Report of Sale on Home* as follows:

1. Pursuant to the *Agreed Order Granting Emergency Motion of Chapter 7 Trustee and Debtor Pursuant to Section 105 of the Bankruptcy Code and Bankruptcy Rule 9019 for Entry of an Order Approving Settlement Agreement* (the "Trustee Settlement Agreement") [Docket No. 267], the Debtor closed on the sale of his home located at 1515 South Boulevard, Houston, Texas, 77006 on May 17, 2023.

2. The Final Signed Settlement Statement is attached hereto as **Exhibit 1**.

3. Pursuant to the Trustee Settlement Agreement, the parties below received the following payment amounts from the sale of the home on May 18, 2023:

a. Catherine S. Curtis, Chapter 7 Trustee: \$249,000.00

b. Eva Engelhart, trustee for Anglo-Dutch Petroleum International, Inc:
\$282,00.00

c. Cadence Bank: \$2,029,773.82

Dated: May 23, 2023

Respectfully submitted,

TRAN SINGH LLP

By: /s/Susan Tran Adams
Susan Tran Adams | TBN: 24075648
Brendon Singh | TBN: 24075646
2502 La Branch Street
Houston Texas 77004
Ph: (832) 975-7300
Fax: (832) 975-7301
Email: stran@ts-llp.com

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was served to all parties requesting electronic notice through CM/ECF on May 23, 2023.

/s/Susan Tran Adams
Susan Tran Adams

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

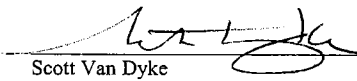
B. Type of Loan				
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv Unins 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv Ins. 6. <input type="checkbox"/> Seller Finance 7. <input checked="" type="checkbox"/> Cash Sale.		6. File Number 23-731485-SP	7. Loan Number	8. Mortgage Ins Case Number
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.				
D. Name & Address of Borrower 1515 South Holdings, LLC 707 E Harrison St. Seattle, WA 98102		E. Name & Address of Seller Scott Van Dyke 1515 South Boulevard Houston, TX 77006		F. Name & Address of Lender
G. Property Location TR 6 BROADACRES, Harris County 1515 South Boulevard Houston, TX 77006		H. Settlement Agent Name Capital Title of Texas, LLC- Spring 21021 Springbrook Plaza Drive, Suite 150 Spring, TX 77379 Tax ID: 75-2848550 Underwritten By: Stewart		
		Place of Settlement Capital Title of Texas, LLC- Spring 21021 Springbrook Plaza Drive, Suite 150 Spring, TX 77379		I. Settlement Date 5/17/2023 Fund: 5/17/2023
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction		
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller		
101. Contract Sales Price	\$3,250,000.00	401. Contract Sales Price	\$3,250,000.00	
102. Principal Reduction		402. Personal Property		
103. Settlement Charges to Borrower	\$4,866.00	403.		
104.		404.		
105.		405.		
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance		
106. Annual Assessments		406. Annual Assessments		
107. City Property Taxes		407. City Property Taxes		
108. County Property Taxes		408. County Property Taxes		
109. School Property Taxes		409. School Property Taxes		
110. Mud Notices		410. Mud Notices		
111.		411.		
112.		412.		
113.		413.		
114.		414.		
115.		415.		
116.		416.		
120. Gross Amount Due From Borrower	\$3,254,866.00	420. Gross Amount Due to Seller	\$3,250,000.00	
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller		
201. Deposit or Earnest Money	\$32,500.00	501. Excess Deposit		
202. Principal Amount of New Loan(s)		502. Settlement Charges to Seller (line 1400)	\$1,133,747.63	
203. Existing Loan(s) Taken Subject to		503. Existing Loan(s) Taken Subject to		
204. Commitment Fee		504. Payoff of first mortgage loan to Cadence Bank	\$2,029,773.82	
205. Earnest Money		505. Payoff of second mortgage loan to		
206. Option Fee	\$100.00	506. Option Fee		
207. Credit from Seller for OTP		507. Credit from Seller for OTP		
208. Seller Contribution		508. Seller Contribution		
209. Option Fee		509. Option Fee		
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller		
210. Annual Assessments		510. Annual Assessments		
211. City Property Taxes		511. City Property Taxes		
212. County Property Taxes 01/01/23 thru 05/17/23	\$43,572.12	512. County Property Taxes 01/01/23 thru 05/17/23	\$43,572.12	
213. School Property Taxes		513. School Property Taxes		
214. Mud Notices		514. Mud Notices		
215.		515.		
216.		516.		
217.		517.		
218.		518.		
219.		519.		
220. Total Paid By/For Borrower	\$76,172.12	520. Total Reduction Amount Due Seller	\$3,207,093.57	
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller		
301. Gross Amount due from borrower (line 120)	\$3,254,866.00	601. Gross Amount due to seller (line 420)	\$3,250,000.00	
302. Less amounts paid by/for borrower (line 220)	\$76,172.12	602. Less reductions in amt. due seller (line 520)	\$3,207,093.57	
303. Cash From Borrower	\$3,178,693.88	603. Cash To Seller	\$42,906.43	
Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.		Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.		

L. Settlement Charges						
700. Total Sales/Broker's Commission based on price		\$3,250,000.00	@6 % = \$195,000.00		Paid From	Paid From
Division of Commission (line 700) as follows:					Borrower's Funds at Settlement	Seller's Funds at Settlement
701. \$97,500.00	to	Greenwood King Properties				
702. \$97,500.00	to	Keller Williams Metropolitan				
703. Commission Paid at Settlement						
704. The following persons, firms or	to	TBD				
705. corporations received a portion	to					
706. of the real estate commission amount	to	TBD				
707. shown above:	to					
800. Items Payable in Connection with Loan						
801. Loan Origination Fee %	to					
802. Loan Discount %	to					
803. Appraisal Fee	to					
804. Credit Report	to					
805. Lender's Inspection Fee	to					
806. Mortgage Insurance Application	to					
807. Assumption Fee	to					
900. Items Required by Lender To Be Paid in Advance						
901. Interest from 5/17/2023 to 6/1/2023 @ \$0/day						
902. Mortgage Insurance Premium for months	to					
903. Hazard Insurance Premium for years	to					
1000. Reserves Deposited With Lender						
1001. Hazard Insurance	months @		per month			
1002. Mortgage Insurance	months @		per month			
1003. Annual Assessments	months @		per month			
1004. City Property Taxes	months @		per month			
1005. County Property Taxes	months @		per month			
1006. Mud Notices	months @		per month			
1007. Other	months @		per month			
1008. School Property Taxes	months @		per month			
1011. Aggregate Adjustment						
1100. Title Charges						
1101. Settlement or Closing Fee	to					
1102. Abstract or Title Search	to					
1103. Title Examination	to					
1104. Title Insurance Binder	to					
1105. Document Preparation	to	Shaddock & Associates, P.C.			\$225.00	
1106. Notary Fees	to					
1107. Attorney's Fees	to					
(includes above items numbers:)						
1108. Title Insurance	to	Capital Title of Texas			\$15,318.00	
(includes above items numbers:)						
1109. Lender's coverage	\$0.00/\$0.00 .					
1110. Owner's coverage	\$3,250,000.00/\$15,318.00					
1111. Escrow Fee	to	Capital Title of Texas		\$550.00	\$550.00	
1112. Courier Fee	to	Capital Title of Texas		\$30.00	\$30.00	
1113. State of Texas Policy Guaranty Fee.	to	Texas Title Insurance Guaranty Association		\$2.00	\$2.00	
1200. Government Recording and Transfer Charges						
1201. Government Recording Charges	Deed \$22.00 ; Mortgage ; Rel \$22.00	to Capital Title of Texas		\$22.00	\$22.00	
1202. City/county tax/stamps	Deed ; Mortgage	to				
1203. State tax/stamps	Deed ; Mortgage	to				
1204. Tax Certificate	to	United Tax Service, Inc.			\$87.00	
1205. E Recording Fee	to	United eRecording		\$14.00		
1206. Stateof texas Policy Guaranty Fee	to	Texas Title Insurance Guaranty Association				
1207. Title Technology Fee	to	Capital Title of Texas		\$10.00	\$10.00	
1208. Notary Fee	to					
1300. Additional Settlement Charges						
1301. Trustee Payment	to	McGinnis Lochridge, LLP			\$249,000.00	
1302. Engelhart Settlement	to	Anglo-Dutch Petroleum International, Inc.			\$282,000.00	
1303. Attorney Fees	to	The Kraus Law Firm		\$4,238.00		
1304. HOA Dues	to	Broadacres Homeowners Association			\$9,265.00	
1305.	to					
1306. Harris County Delinquent Taxes	to	Harris County Tax Assessor			\$382,238.63	
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					\$4,866.00	\$1,133,747.63

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

1515 South Holdings, LLC

By _____



Scott Van Dyke

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.



Settlement Agent Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Previous Editions are Obsolete

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form HUD-1 (3/86)
Handbook 4305.2

1545 South Highway, LLC
Carson Rasmussen
By 5441524099E0451...

Scott Van Dyke

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Jodi Hustand
Settlement Agent Date

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